



60 Moyra Road, Doagh, BT39 0SQ

- Modern Semi Detached Home
- Lounge; Wood Burning Stove
- Family Bathroom; Furnished Cloakroom
- Generous Sized Private Driveway
- Convenient Location
- Three Bedrooms; Principal En Suite
- Kitchen Through Living / Dining Room
- Gas Heating; PVC Double Glazing
- Large, Fully Enclosed, Landscaped Rear Garden
- Village Setting

Offers Over £199,950

EPC Rating B



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite, panelled front door with hardwood double glazed side screen. Tiled floor. Stairwell to first floor. Access to under stairs store.

FURNISHED CLOAKROOM

Contemporary, white two piece suite comprising semi pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

LOUNGE 18'5" x 10'11" (wps)

Box bay window to front elevation. Inglenook recess with cast iron, multi fuel burning stove on slate hearth.



KITCHEN THROUGH DINING ROOM 18'4" x 12'7" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting stone effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor. PVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and roof space.

PRINCIPAL BEDROOM 12'6" x 11'1"

EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising panelled shower, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit. Splashback tiling and illuminated mirror over sink. Chrome towel radiator. Tiled floor.

BEDROOM 2 12'2" x 9'10" plus recess

BEDROOM 3 8'3" x 7'1"

FAMILY BATHROOM

White, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Splashback tiling to bath and sink. Illuminated mirror over sink. Tiled floor.

EXTERNAL

Generous sized private driveway finished in tarmac.

Front garden finished in lawn and tree.

Side garden finished in raised bed, slate chippings, tree bark and range of shrubs and tree.

External lighting.

PVC soffits, fascia and rainwater goods.

Large fully enclosed rear garden finished in lawn, brick pavior, slate chippings, tree bark and range of plants, trees and shrubbery.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If





there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Immaculately presented, spacious, three bedroom, semi detached home, occupying a generous sized, fully landscaped site, enjoying rural aspects, located off Moyra Road, Doagh, Ballyclare.

The property comprises entrance hall, furnished cloakroom, lounge with cast iron wood burning stove, kitchen through living/dining room with modern fitted kitchen, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and separate, family bathroom with three piece suite.

Externally, the property enjoys generous sized private driveway area finished in tarmac, front garden finished in lawn, and large, fully enclosed, landscaped, tiered rear garden finished in lawn, brick pavior, and range of plants, trees, and shrubbery.

Other attributes include gas fired central heating, PVC double glazing, convenient location, village setting, and rural aspects.

Early viewing strongly recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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